



Wisteria Cottage, Eagle Road

Spalford, NG23 7HA



Book a Viewing

£375,000

Tucked away in the peaceful hamlet of Spalford, this modern detached home sits within an exclusive development of just four properties and is presented to an impeccable, show-home standard. From the moment you step inside, the sense of style and quality is unmistakable. The entrance hall flows effortlessly into a stunning open-plan kitchen and dining space, beautifully refitted with Quartz work surfaces, a large central island, integrated and fitted appliances. Bi-folding doors open onto the garden, creating a seamless connection between indoor and outdoor living. The elegant living room offers a warm and inviting atmosphere, featuring a log-burning stove and French doors that lead to the rear garden, perfect for cosy evenings or summer entertaining. The ground floor also benefits from underfloor heating throughout and a practical downstairs WC. Upstairs, the home continues to impress with three bedrooms, including a luxurious master suite complete with a refitted shower room. The second shower room is equally modern in style, and the third bedroom, fitted with wardrobes and a desk, creating flexibility for a home office. Outside, the property enjoys generous parking to the front, while the landscaped rear garden has been thoughtfully designed for low maintenance and relaxation. A picturesque area of unspoilt countryside, this is a rare opportunity to enjoy contemporary living in a tranquil rural setting. Early viewing is highly recommended to appreciate both the quality of finish and the idyllic location.





SERVICES

Electricity and water mains services available. Air Source heat pump central heating (underfloor heating where stated). Shared Septic tank with neighbouring property.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Spalford is a peaceful, unspoilt rural hamlet surrounded by open countryside, offering a true sense of seclusion and tranquillity. Despite its quiet charm, it remains within easy reach of nearby villages and market towns, providing a perfect balance of countryside living and convenience.



ENTRANCE

Tiled floor with underfloor heating, inset spotlights, door to the living room, stairs to the first floor and open plan to the kitchen diner.

KITCHEN DINER

14' 10" x 17' 2" (4.52m x 5.23m) Re-fitted with a classic range of Shaker style units with a Quartz work surface, incorporating a breakfast bar and an under counter sink unit with a stainless steel boiling water tap. Integrated dishwasher, fridge, freezer and washer dryer, two fitted ovens, fitted drinks fridges, ceramic hob, remote control stainless steel ceiling extractor, inset spotlights, tiled flooring with underfloor heating, tiled splash-backs, double glazed window to the front elevation, door to cloakroom and bi-folding doors, with electrically controlled blinds, leading to the rear garden.



WC

Fitted with a two piece suite, comprising a low level WC and wash hand basin set within a vanity unit, extractor, inset, spotlights, tiled floor with underfloor heating and double glazed opaque window to the rear elevation.

LIVING ROOM

9' 1" x 17' 3" (2.77m x 5.26m) With double glazed window to the front elevation, double glazed French doors to the rear garden, with electrically controlled blinds, under stair storage cupboard, wood flooring with underfloor heating, wood burning stove with a wooden mantle and tiled hearth.



LANDING

With double glazed window to the rear elevation, radiator, inset spotlights, access to the loft and doors to the shower room and to all bedrooms.

SHOWER ROOM

7' 3" x 5' 8" (2.21m x 1.73m) Fitted with a modern three piece suite, comprising a walk-in large shower cubicle with a mains fed rain head shower, wash hand basin and low level WC set within vanity unit, tiled walls, chrome heated towel rail, inset spotlights, extractor and double glazed opaque window to the front elevation.

MASTER BEDROOM

9' 1" x 11' 3" (2.77m x 3.43m) With double glazed window to the front elevation, radiator, stripped wood flooring and door to en-suite.



EN-SUITE

7' 10" x 5' 8" (2.39m x 1.73m) Fitted with a modern three piece suite, comprising a large walk-in shower with a mains fed rain head shower, low level WC and wash hand basin set within a vanity unit, tiled walls, inset spotlights, chrome heated towel rail, built in airing cupboard housing the hot water cylinder and a double glazed opaque window to the front elevation.

BEDROOM TWO

8' 1" x 8' 11" (2.46m x 2.72m) With double glazed window to the front elevation, radiator and stripped wood flooring.



BEDROOM THREE

6' 5" x 7' 10" (1.96m x 2.39m) Fitted with a range of wardrobes, overhead storage, built in corner desk unit, radiator, inset spotlights, stripped wood flooring and double glazed window to the rear elevation.

OUTSIDE

To the front there is a five bar gate, leading to a generous gravelled driveway, providing off street parking for several vehicles. There is a large shed and a smaller one for storage and the rear of the property is accessible at both sides. To the rear there is a low maintenance garden, landscaped with paved and decked patio areas with sleeper steps down to a gravelled area with borders for plants and shrubs, pergola and raised deck with connection for a hot tub.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Glickon Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

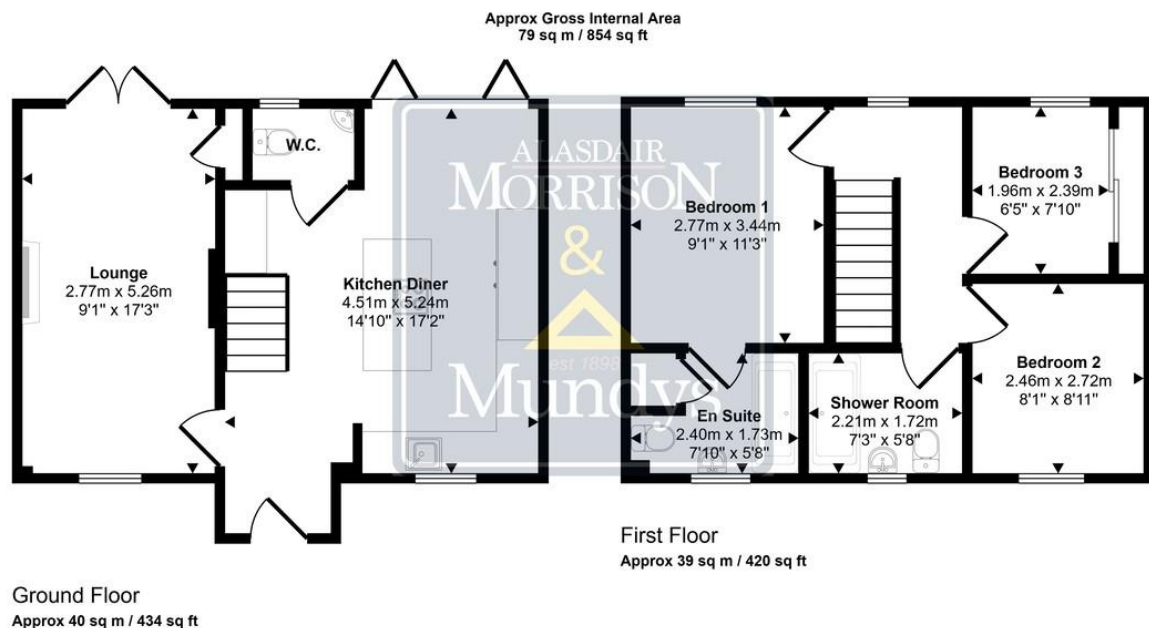
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.